

# \$759,900 - 409 Saddlelake Drive Ne, Calgary

MLS® #A2227328

**\$759,900**

5 Bedroom, 4.00 Bathroom, 2,005 sqft  
Residential on 0.08 Acres

Saddle Ridge, Calgary, Alberta

Exceptional 5-Bedroom Detached Home with  
Legal Basement Suite in Saddle Ridge!

Welcome to 409 Saddlelake Drive NE, a beautifully maintained detached home offering nearly 2,750 sq.ft. of total living space in the heart of the highly desirable Saddle Ridge community. Perfectly suited for growing families, first-time buyers, or savvy investors, this property delivers space, versatility, comfort, and built-in income potential.

Inside, you'll find 3 spacious bedrooms, a bright nook area on the main floor, and 3 full bathrooms, including a main floor full bath with a standing shower—perfect for seniors or guests. The second-floor bonus room adds flexibility for a home office, playroom, or media space. The open-concept layout, filled with natural light, enhances the home's modern and welcoming atmosphere.

The standout feature is a fully legal 2-bedroom basement suite, complete with its own private side entrance, separate laundry, and a full kitchen and bath—ideal for generating rental income or housing extended family.

Enjoy outdoor living in the fenced backyard, perfect for summer BBQs, gardening, or play, and benefit from the double front-attached garage offering convenience and security.

Located just steps away from schools, transit,



parks, and shopping centres, this home truly has everything your family needs.

Key Highlights:

Detached 2-storey home with legal basement suite

5 bedrooms + nook + bonus room | 4 full bathrooms

Main floor full bath with standing shower for seniors

Separate side entrance & laundry for basement suite

Double attached garage & fully fenced backyard

Walking distance to schools, parks, shopping & public transit

Ideal for families or investors seeking income potential

Don't miss this incredible opportunity to own a move-in ready, income-generating home in one of Calgary's most vibrant neighbourhoods. Book your private showing today!

Built in 2013

Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2227328  |
| Price          | \$759,900 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,005     |

|            |             |
|------------|-------------|
| Acres      | 0.08        |
| Year Built | 2013        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 409 Saddlelake Drive Ne |
| Subdivision | Saddle Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J0R7                  |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener |
| # of Garages   | 2  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer        |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full, Suite  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | None                                       |
| Lot Description   | Back Lane, Back Yard, No Neighbours Behind |
| Roof              | Asphalt Shingle                            |
| Construction      | Vinyl Siding                               |
| Foundation        | Poured Concrete                            |

### **Additional Information**

|             |                |
|-------------|----------------|
| Date Listed | June 3rd, 2025 |
|-------------|----------------|

|                |     |
|----------------|-----|
| Days on Market | 10  |
| Zoning         | R-G |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.